



CITY OF CHICAGO • OFFICE OF THE MAYOR



**FOR IMMEDIATE RELEASE**

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**CITY PROPOSES NEW OWNERSHIP OF HIGHLAND TUDOR MANOR**

*The 87-unit building is fully affordable at 30%, 50%, and 60% AMI*

The Department of Housing, under Mayor Lori E. Lightfoot, requests approval for the transfer of ownership of Highland Tudor Manor, a four-story masonry building located at 7010-18 South Creiger Ave., that services seniors aged 55 and above in the South Shore Community.

The current owner, Related Management, is proposing to sell the property to VLV Development, which has agreed to undertake light renovation work that will include enhanced energy efficiency measures of roof insulation, upgraded windows, and solar paneling.

The scope of work also includes upgrades to kitchens, baths, and the building's common areas (hallways, entryway, and resident's lounge). VLV Development will also enhance the resident services of Highland Tudor Manor by offering referral services and periodic on-site health screening and area resources.

Highland Tudor Manor contains 87 units and is fully affordable at 30%, 50%, and 60% of the Area Median Income (AMI).

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**CHICAGO ISSUES \$5.9M FOR PERMANENT SUPPORTIVE HOUSING IN  
BRONZEVILLE**

*The newly rehabilitated building will offer 100 units at 30% AMI and one unit at 60%  
AMI*



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Mayor Lori E. Lightfoot and the Chicago Department of Housing have approved an ordinance to issue up to \$5,313,737 in TIF financing and \$600,000 in Multi-Family Loan financing to support the rehabilitation of The Renaissance Apartments located at 3757 S. Wabash.

The Renaissance Apartments is a permanent supportive housing facility in Chicago's Bronzeville area with 101 Project-Based Section 8 SRO units and 20,000 square feet of recreational/office space. One hundred of the 101 units have rents at 30% of the Area Median Income (AMI), and the manager's unit is at 60% AMI.

To maintain viability of the building, The Renaissance Collaborative (TRC) has sought assistance from HUD that would transfer the Mod Rehab Section 8 units into RAD-2 Section 8 housing units, allowing affordability to be extended another 20 years.

Other project financing includes up to \$2,500,000 from the Chicago Community Loan Fund and a \$899,900 grant from the Federal Home Loan Bank. The estimated total project costs are \$14,559,443.

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### **CHICAGO INVESTS \$16M FOR DL3'S THRIVE EXCHANGE SOUTH PROJECT**

*The project, located in South Shore, will provide 43 affordable units.*

Financial measures introduced today to City Council by Mayor Lori E. Lightfoot and the Department of Housing authorize the issuance of up to \$16M in Tax-Exempt housing revenue bonds for the benefit of DL3 Thrive Exchange LIHTC South LLC to finance the acquisition and construction of Thrive Exchange South project.

Thrive Exchange South includes the new construction of a six-story mid-rise building located at the southwest corner of 79th Street and Exchange Avenue in the South Shore community.

Thrive Exchange South will provide 43 units of affordable units, feature approximately 2,760 square feet of retail space, which will be occupied by local small businesses, and provide permanent on-site office space for NHS Chicago. Project amenities include a community room, on-site management office, laundry facilities, workout room, bike storage, and parking.

The development will be financed through various sources, with up to \$16M of tax-exempt housing revenue bonds being issued by the City of Chicago. The bonds will automatically generate 4% Low Income Housing Tax Credits (LIHTC) and raise at



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least \$11,558,933 equity for the benefit of the transaction. The equity payments will be funded from construction to completion and finally occupancy.

Other funding will consist of a private loan, TIF from Avalon Park/South Shore area, and yet-to-be-determined loan or grant funds from the City of Chicago; as well as grants from ComEd, GP Equity, and a deferred developer fee.

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**AMENDMENTS TO BNAH PROGRAM PROPOSE EXTENDING REACH OF POLICY**  
*The Building Neighborhoods and Affordable Homes Program provides up to \$60,000 in purchase assistance to buyers of single-family homes.*

The Chicago Department of Housing (DOH) proposes an ordinance to make amendments to the existing Building Neighborhoods and Affordable Homes (BNAH) program. Currently, the BNAH program encourages homebuyers to move into five targeted neighborhood areas: Englewood Square, North Lawndale, South Lawndale, Humboldt Park/Garfield Park, and Woodlawn.

The program provides up to \$60,000 in purchase assistance to buyers of single-family homes constructed under the City Lots for Working Families program. DOH proposes several amendments to City Council today, under guidance from Mayor Lori E. Lightfoot.

The ordinance includes the following changes to the BNAH program:

- Change from five targeted community areas to a city-wide area.
- Expand eligible properties to include any single-family home for sale (one to four units) in a City Council approved land sale redevelopment agreement; not limited to City Lots for Working Families development program.
- Increase funding authority from \$5M AHOF to \$10M (\$5M AHOF and \$5M CDBG).
- Increase homebuyers purchase grant assistance limits from \$60,000 to \$100,000.
- Limit grants funded with CDBG to eligible household buyers at or below 80% AMI.
- Limit grants funded with AHOF to eligible household buyers at 81% AMI and below 140% AMI.

Grants will be provided to eligible buyers on a scale based on AMI and neighborhood residency:



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<b>Neighborhood Residents</b>	<b>Non-neighborhood Residents</b>
HH Below 80% AMI \$100K	HH Below 80%AMI \$90K
HH 81 – 90% AMI \$90K	HH 81 -90% AMI \$80K
HH 91 – 100% AMI \$80K	HH 91 - 100% AMI \$70K
HH 101% AMI – 120% AMI \$70K	HH 101% AMI – 120% AMI \$60K
HH 121% AMI – 140% AMI \$60K	HH 121% AMI – 140% AMI \$50K

The ordinance also includes the following changes:

- Changing the grant term to 10 years.
- Allowing grant proceeds to be used for any closing cost in connection to the purchase of the home.
- To Seller: (i) the difference between the sales price and the appraised value of the eligible property (the “property appraisal gap”); (ii) down-payment
- To Others: title Insurance, credit report, recording fees, appraisal costs, points, transfer stamps, water certification settlement fees, third party property inspection fees, first year’s pre-payment of mortgage insurance, and pre-paid interest.
- And such other costs as approved by DOH at time of purchase.
- Cash out, or Cash to eligible participant is not permitted.
- Buyer’s equity: minimum of \$1,000.00 down payment.
- The Eligible Participant must be the name borrower on all other loans made in connection with the Eligible property during the term.
- Security: An Affordable Housing Covenant and Agreement, entered by the Eligible Participant and the City, will be recorded as a lien against the Eligible Property at time of sale, to run for the term of the grant.
- Priority of lien: The lien of the Affordable Housing Covenant and Agreement shall be (i) junior to the senior purchase mortgage, and (ii) senior to the second junior mortgage required under the City Lots for Working Families program or City’s land write down.
- Re-subordination: Permitted, only to any replacement senior purchase mortgage undertaken by the Eligible Participant during the term.

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**CITY OF CHICAGO ISSUES MORE THAN \$20M FOR AFFORDABLE ETOD IN LINCOLN SQUARE**

Financial measures introduced to City Council today by Mayor Lori E. Lightfoot will support the construction of a 63-unit Equitable Transit-Oriented Development (eTOD) in Chicago’s Lincoln Square neighborhood at 4715 N. Western Ave.



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The mixed-use project will be affordable to tenants earning no more than 80% of the Area Median Income (AMI), and an average income of 60% AMI. The project will include 36 parking spaces, with 18 reserved for residents of the building, and approximately 5,801 square feet of retail space.

The City has authorized up to \$12M in TIF and approximately \$12M in multi-family loans and/or grant funds, including Chicago Recovery Program (CRP) Funds designated for supportive and affordable housing. In addition, the City has designated \$1.56M in 9% LIHTCs, which are expected to generate roughly \$14.6M in equity for the project, and \$2.46M in Donation Tax Credits, which are expected to generate another roughly \$2.24M in equity for the project.

Additional sources include a \$4M first mortgage, a \$142,415 ComEd grant, and \$356,392 in deferred developer fees. If at least \$10M in TIF funds are not able to be utilized by the project prior to the December 31, 2024, expiration of the Western Avenue TIF District, the City will provide up to \$5M in alternate funding in lieu of the TIF funds.

The project is being developed by The Community Builders and is expected to break ground on June 1, 2023.

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